

CERTIFICATE OF INSPECTION**VALID FOR ONE YEAR**

Address:	108 Nordham Drive	Date:	September 22 nd , 2015
Perm. Parcel No:	811-35-060	Use District:	R-2
Present Occupancy:	1 Dwelling Unit	Permitted Occupancy:	1 Dwelling Unit
Owners Name:	Sena, LLC	Maximum Occupancy:	5 persons
Agent:		Property:	Legal Conforming [X]
Phone:			Legal Non-Conforming []
			Illegal []

Upon inspection, we find that said property is in need of repairs as follows:

NOTE: The water and/or, gas were off at the time of inspection. A re-inspection at a later date SHALL BE required to inspect these items.

REQUIRED MAINTENANCE ITEMS:

- 1) Remove all trash, rubbish, garbage or debris on property, especially in side and rear yards around both garage buildings.
- 2) All siding must be present, in good condition and properly cleaned. Restore the house siding or install new, vinyl siding throughout.
- 3) All wood trims, fascia, and soffits must be properly maintained and painted or covered with aluminum break-metal.
- 4) All porches must be properly maintained and painted. Make all necessary repairs to the front porch accordingly. Stain/paint the porch assembly. Storm door shall not rub against ceiling material.
- 5) Roofs must be free of holes, deterioration, leaks or missing shingles and be structurally sound. Make all necessary repairs to the existing roof as the second floor front bedroom shows signs of roof leakage. Materials used for repairs must match the existing in type, quality and color. A maximum of two layers of roofing are permitted on roof.
- 6) Tuck-point the foundation masonry and repaint to match existing.
- 7) Install address numbers on the premises. Numbers shall be 4-inch-high block numbers and shall be of a color contrasting to the substrate onto which they will be installed.

NOTICE: THIS IS A VISUAL INSPECTION. THE CITY ASSUMES NO LIABILITY OR RESPONSIBILITY FOR FAILURE TO REPORT VIOLATIONS THAT MAY EXIST AND MAKES NO GUARANTEE WHATSOEVER THAT FUTURE VIOLATIONS CANNOT, OR WILL NOT OCCUR.

NOTICE

Violations identified as **REQUIRED MAINTENANCE VIOLATIONS**, must be corrected and inspected no later than **SIX MONTHS from date of transfer (weather permitting)**. An escrow account shall be established with an amount of money equal to 150% of the value of the work required to correct **ALL** outstanding violations. **Corrections will be the responsibility of the individual named on the Escrow Hold Statement.**

**PERMITS ARE REQUIRED FOR HVAC,
PLUMBING, ELECTRICAL AND MAJOR
CARPENTRY.**

CITY OF BEDFORD BUILDING DEPARTMENT**Inspector:**

Richard Hickman

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GARAGE: Two car plus

- 1) Exterior walls and trim materials must be painted and in good repair. Scrape and repaint the garage.
- 2) Scrape and paint or completely replace the overhead door.
- 3) Provide a protection bollard at the exterior gas line in the drive area where the gas line is exposed.

GARAGE: One car

- 1) Exterior walls and trim materials must be painted and in good repair. Scrape and repaint the garage.
- 2) Scrape and paint or completely replace the overhead door.

EXTERIOR ITEMS:

- 1) Clean, repair or replace all gutters and downspouts as needed. Direct a minimum of three feet away from foundation.
- 2) All windows must be intact, operable, glazing putty in good condition and painted. Replace all missing or damaged screens.
- 3) All doors must open and close properly. Repair or replace the front storm door accordingly.
- 4) Repair or replace exterior door with damaged trim finish.
- 5) All stairs/steps must be sound, free of cracked or loose sections.
- 6) Repair/replace the rear storm door assembly hardware.
- 7) Trim all trees, bushes and/or shrubbery on the property.
- 8) Cut and maintain the grass on a regular interval on this property.
- 9) Repair the decorative stone walls at the landscape beds or remove.
- 10) Remove/replace the landscape timbers on the front, side and rear of the house.

GENERAL GARAGE ITEMS: Two car plus

- 1) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims. Trim is damaged from insect infestation.
- 2) Structurally repair the damaged beam at the carport portion of the building.
- 3) Provide a main disconnect for electrical feed into building at point of entry.
- 4) All electrical outlets in walls must be GFCI protected (except freezers).
- 5) Electrical outlets for overhead door opener must be grounded and within 3'0" from opener.
- 6) Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
- 7) Clean, repair or replace all gutters and downspouts as needed. Direct a minimum of three feet away from foundation.
- 8) Scrape and paint the door, window and/or roof trims on this garage.
- 9) Make all necessary repairs to the garage window(s) and related frames and trims.

GENERAL GARAGE ITEMS: One car

- 1) Exterior walls must be free of cracks, holes, damaged or missing siding, damaged or missing trims.
- 2) Provide a main disconnect for electrical feed into building at point of entry.
- 3) All electrical outlets in walls must be GFCI protected (except freezers).
- 4) Scrape and paint the door, window and/or roof trims on this garage.
- 5) Make all necessary repairs to the garage window(s) and related frames and trims.

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PARKING LOTS, DRIVEWAYS, SIDEWALKS, AND STAIRS:

- 1) Replace two squares (approx. 32 square feet) of public sidewalk (marked with green paint). Public sidewalk must be constructed of reinforced concrete in the minimum thickness of 4-inches, except in the driveway area the minimum thickness shall be the same thickness as the apron.
- 2) Clean grass from public sidewalk.
- 3) Repair cracks in asphalt drive and seal entire drive.

NOTE: Reinforced concrete may be installed with either 6 X 6 #10 welded wire fabric or with fiber mesh.

NOTE: Asphalt paving shall be installed in two layers of a minimum thickness of 2 ½ -inches and 1-inch respectively.

GENERAL ELECTRICAL ITEMS:

- 1) The panel must be grounded to the street side of water meter with #4 solid copper wire.
- 2) 60 Amp service and meter socket is not approved with the 100 Amp electrical panels. Install a 100-Amp service and meter for the existing 100 Amp panel.
- 3) All breakers in the electric panel to be same MFR as panel.
- 4) Any holes in the panel from missing breaker knock-outs, etc. must be plugged with correct appliance.
- 5) All circuits in the main fuse box/load-center must be identified/labeled on the panel cover or next to breaker/fuses.
- 6) All unused or defective electrical fixtures or equipment must be completely removed throughout.
- 7) All taps and splices must be enclosed in work box with correct cover.
- 8) All lights, outlets and switches must be complete and operate properly. Electrical devices may not be painted.
- 9) All receptacles in unfinished basements must be GFCI protected, except sump, laundry, freezer, furnace (they are to be grounded only).
- 10) Plumbing piping may not be used for electrical conduit. This applies at house, two car plus garage and one car garage. Provide proper conduit and conductors. A City Of Bedford registered electrical contractor shall obtain an electrical permit, all required inspections and final approval.

GENERAL PLUMBING ITEMS:

- 1) Hot water tanks must be equipped with T & P relief valve with ¾" copper or galvanized discharge piping terminating 2" – 6" from floor.
- 2) Provide proper transition fittings between the cast DWV and the PVC DWV at the main stack.
- 3) Remove combustible wood blocking under the hot water heater.
- 4) Replace the non-plumbing coupling (gray electrical fittings) on the DWV line in the basement.
- 5) Hot water tanks must be equipped with correct size and gauge exhaust flue piping sealed tightly @ chimney.
- 6) Add a vacuum breaker (backflow preventer) at all faucets with threaded hose connections such as laundry tub and hose bibs, but not at washing machine faucets.

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GENERAL HVAC ITEMS:

- 1) Furnace must be clean and in serviceable condition and generally free of rust and corrosion. Have the furnace cleaned and serviced by a qualified technician. Or Replace the furnace with a new appliance.
- 2) Insure that the flue piping from the furnace and hot water tank is sealed tightly @ chimney. Flu piping must be secured by using sheet metal screws or rivets.

BASEMENT ITEMS:

- 1) Clean and disinfect the basement including the bathroom.
- 2) A smoke detector is required: Battery type for finished ceiling, or 110 v. type for open joist ceiling.
- 3) Provide a proper clean out cover at floor cleanout by incoming water service.
- 4) Replace the flexible waste line from the laundry sink with code compliant ridged piping.
- 5) Walls must be free of moisture, mold, mildew, etc. Find causes of moisture and correct. Disinfect the basement as needed.
- 6) Scrape and paint the basement walls with block-filler paint.
- 7) Properly secure gas line hanging along exterior wall.

KITCHEN ITEMS:

- 1) Flooring must be sanitary. Clean the kitchen flooring or install new floor tile in the kitchen.
- 2) All plumbing fixtures must be in good working condition and free of leaks. Find cause of leaks in the water/drain piping and correct.
- 3) Install an air admittance valve under kitchen sink.
- 4) Walls and ceiling surfaces must be free of cracks and properly painted. Patch and paint as needed.
- 5) Clean, repair and disinfect the kitchen cabinets.
- 6) Install a new listed 1/4-turn gas shut-off valve on the stove supply line.
- 7) Add GFCI protection to all kitchen countertop outlets.

BATH ITEMS: First floor

- 1) Bathrooms exhaust fan to be properly mounted in ceiling.
- 2) Install an air admittance valve under bathroom sink.
- 3) Flooring must be smooth and water-tight. Replace broken floor tiles to match existing or install a new tile floor.
- 4) Repair the tub surround to make it sanitary and water tight.
- 5) All plumbing fixtures must be in good working order and free of leaks and defects. Whirlpool tub to be sanitized and operational or install new tub. Access shall be provided to the circulation pump and the electrical disconnect for the circulation pump.
- 6) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings.
- 7) Caulk base of toilet leaving 1/2" in rear without caulk.

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BATH ITEMS: Basement

- 1) Clean, repair and disinfect the vanity cabinet.
- 2) Flooring must be smooth and water-tight. Install a new tile floor.
- 3) Showers and tubs must have water repellant walls. Seal all gaps between tub/floor or tub/wall and floor cleaning areas.
- 4) Replace the rubber transition fitting between the PVC DWV horizontal lines with a hardback band transition.
- 5) Wall and ceiling surfaces must be free of cracks and properly painted. Patch and repaint the bathroom walls/ceilings. Repair bowed ceiling.
- 6) Caulk base of toilet leaving 1/2" in rear without caulk and install toilet bolt covers.

INTERIOR ITEMS:

- 1) Patch all minor cracks and holes in interior walls and ceilings and repaint as needed.
- 2) Repair or replace existing damaged tile floor areas at rear entry and stair.
- 3) Remove the worn or soiled carpeting and disinfect the floor surfaces.
- 4) Repair all windows to insure that glass is intact; that windows open and close properly; that windows lock securely; that glazing putty and weather stripping is present in good condition and is effective; and that every window is equipped with a screen.
- 5) Second floor stair handrail shall be full length of stair run and properly secured to the wall.
- 6) Install a guard along open side of stairs to second floor.
- 7) Floors must not have any weak, loose, or decayed sections or boards. Repair the damaged floor in the second floor bedroom.
- 8) Install a new smoke detector on the first and second floor level(s).
- 9) Install smoke detectors in each bedroom.
- 10) Second floor Bedrooms must be equipped with a minimum of one switched light fixture and two receptacles
- 11) Repair and/or replace all missing or damaged interior doors, door frames, baseboard or any other wood moldings in the house. Paint or stain to match existing woodwork.
- 12) Repair floor joist cut to run PVC DWV and water lines in basement.

NOTE: PLEASE BE ADVISED THAT AS THE OWNER OR AGENT OF THE REFERENCED PROPERTY, YOU ARE RESPONSIBLE FOR CUTTING THE GRASS/WEEDS, MAINTAINING SHRUBBERY, TREES, AND OTHER LANDSCAPING FEATURES IN BOTH FRONT AND REAR YARDS: Ordinance 1305.16(d)(2)(N): The cost to the owner for the cutting, trimming or removal of trees, plants, hedges, shrubbery, grass or weeds or the necessary cleanup of leaves, trash, discarded household items, obsolete swimming or wading pools or similar obstacles to the proper maintenance of the landscaping shall be at the rate of ONE HUNDRED DOLLARS (\$100.00) per hour with a MINIMUMCHARGE OF TWO HOURS (2) for any such work.

THE CITY **REQUIRES** VERIFICATION THAT ALL ASSESSMENTS FROM THE CITY OF BEDFORD FINANCE DEPARTMENT (440-735-6504) HAVE BEEN ACKNOWLEDGED AND WILL BE **PAID**. VERIFICATION MAY BE ACCOMPLISHED BY SHOWING THAT THE SPECIAL ASSESSMENT AMOUNT DUE IS BEING HELD IN AN ESCROW ACCOUNT. **THIS IS REQUIRED PRIOR TO ISSUANCE OF THE C/O FOR TITLE TRANSFER**

This dwelling unit has been measured and determined to be approved for a maximum of FIVE (5) occupants (total of both adults and children)